



City of Springdale Elective Enhancement District (S.E.E.D)



I. Intent

The purpose of the Springdale Elective Enhancement District is to provide developers and property owners with the tools and creative flexibility found within the Downtown Springdale Form Based Code in areas of the city which are currently regulated under the traditional zoning boundaries. The goal of these elective districts is to provide for creative, high-quality development incorporating:

- A. Meeting the growing need for a wide variety of housing options and overall housing affordability within the area.
- B. Promoting quality infill which exhibits sustainable construction and excellence through architectural design.
- C. Creating cohesive and engaging communities through the use of pedestrian oriented design elements.
- D. To unify the outlying neighborhoods of the Downtown Springdale area into the thriving, livable community vision set forth within the Downtown Springdale Form Based Code by establishing a framework for incremental progress towards a comprehensive application of the Code in the outlined areas.
- E. Preserving significant aspects of the natural character of the land.
- F. Utilizing single or multiple land use activities organized in a comprehensive manner, designed to work together in common and in a synergistic manner to the benefit of both the project and the neighboring area.

II. Application

Applications will be reviewed for staff approval based on the following factors:

- A. Evaluation of the existing structures of the area at the block or neighborhood level, specifically in regards to compatibility of typical bulk, form and architectural character.
- B. Reference to the existing subdivision plat (if available) for historical context of the area.
- C. Ability of the proposed development to function cohesively within the surrounding area or neighborhood to create quality place making based on the proposed building envelope type.
- D. Location of the proposed development in relation to nearby amenities such as public parks, schools, and trail systems.

III. Administrative Procedures

Administrative procedures shall be regulated as outlined within (Chapter 1.0) of the Downtown Springdale Form Based code.

IV. Definitions

Definitions are as set forth within Chapter (5.0) of the Downtown Springdale Form Based Code.

